

Fort Riley,
Building # 117
117 Lower Brick Row
Fort Riley
Riley County
Kansas

HABS No. KS-54-K

HABS
KANS,
81-FORIL,
2-K-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20013-7127

HISTORIC AMERICAN BUILDINGS SURVEY
FORT RILEY, BUILDING # 117

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KANS,
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2-K-

Location: 117 Lower Brick Row, Fort Riley, Riley County, Kansas.
USGS Junction City Quadrangle, Universal Transverse
Mercator Coordinates: 14.692625.4326160

Present Owner: U.S. Department of the Army

Present Occupant: Capt. William Fagan occupies Building # 117-A, and # 117-B
is occupied by Second Lieutenant Chris Brodmerkel.

Present Use Double family officers quarters

Significance: Building # 117 represents the brick double officers
quarters constructed for non-commissioned officers during
the late 1880's expansion of Fort Riley. Its plain brick
walls, brick segmental arch lintels and rock-faced
limestone sills and foundation are repeated in the
duplexes, Building # 119 and # 121 on Lower Brick Row
along with the single quarters, Building # 73, on Holbrook
Avenue, and suggest their designation for use by
non-commissioned officers. These buildings contrast
markedly with both the smooth-face limestone quarters of
the 1850s and the later rock-face limestone quarters of
the late-nineteenth to early-twentieth centuries.
Buildings # 117, # 119 and # 121, all built in 1889, are
unique because of their double facade design. They have
an entry way on either side elevation, neither of which
faces onto the street. Also, these buildings have a
unique multi-gabled hipped roof not seen on any other
quarters on post including Building # 73 Holbrook. The
main block has a hipped roof, but at each corner there is
a front-facing gable roof. Historically, all the
buildings of Lower Brick Row were built after the fort
became designated as a school for the training of cavalry
and light-artillery forces in 1886. Lower Brick Row's
out-of-the-way location, west of the main post, suggests
the fort's renewed vigor and physical expansion during the
late-nineteenth century, and the military's continuing
effort to group officers of similar rank.

PART I: HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: The date for this building is given in the Real Property Cards and the Engineer's Historical Record Book as 1889.
2. Architect: Unknown. However, original plans were drawn up under the supervision of Capt. George E. Pond, Quartermaster at Fort

Riley from 1885-1891. In 1889 William Goding, an architect, arrived at Fort Riley with plans for "a couple" of officers quarters, which may have included buildings on Lower Brick Row. (See Junction City Union, July 29, Oct. 5, 1889, and Jan. 18, 1890). Pond was responsible for the overall layout of the fort and produced a plat map in 1890 showing the location of completed structures and ones planned for the future (See documents collection at the U.S. Cavalry Museum, Fort Riley.)

3. Original and subsequent owners: The Department of War which, since 1947, is referred to as the Department of the Army owns the property.
4. Builder, contractor, suppliers: Though no references were found to companies directly involved with the construction of Building # 117, the bricks may have been produced at the Eudaly Kiln by the Junction City Press Brick Company which "the architect at Fort Riley remarked... were as fine as could be asked for. They are perfectly burned." (Junction City Union, Sept. 28, 1889). Another source notes that "Enterprising citizens, Hon. J.K. Wright, Capt. J.R. McClure, and others have established a brick-works at which pressed bricks are made. The government has contracted for a million bricks to be used at Fort Riley." (Davis and Geary County clippings, Vol. 2, 1883-1896, Kansas State Historical Society). The limestone used for the foundation walls was undoubtedly quarried locally. (See "The Cavalry Post at Fort Riley," The Journal of the U.S. Cavalry, Vol. 13 (1902-03), p. 128.
5. Original plans and construction: Original plans may be located in Record Group 92 at the National Archives in Washington, D.C. Copies of the original drawings are located in the Directorate of Engineering and Housing (DEH), Fort Riley. These include front and side elevations and a complete set of floor plans (see Supplemental Materials # 1, # 2 & # 3). Judging from these plans there appears to have been few alterations to the structures's original exterior appearance. Two early photographs of Building # 117 were found in the Pennell Collection at the Spencer Library, Kansas University. One view dated 1898-1899 shows Buildings # 117, # 119, and # 121, the other shows the side elevation of one of the three identical buildings (see Supplemental Materials # 4 & # 5). The original cost is given in the Real Property Cards as \$1582 (for one side of the duplex only), and in the Engineer's Historical Record Book as \$3163 (for both sides).
6. Alterations and additions: There have been no major alterations or additions to the exterior. Original chimneys were rebuilt, and the old "copyright tin shingles" were replaced with composition

shingles. A basement door has been added to both sides, under the entry porches. No garages have been added. On the interior, the first floor east room that appears on the plan as a dining room is now a kitchen. The fireplaces in both the kitchen and the living room have been removed. The remaining covered chimney blocks project about a half foot into the room. On the second floor, a full bath has been added opposite the stairway. The master bedroom has double closets added to the north. The east bedroom has the same double closets built-in along the west wall. In the basement, the toilet opposite the main stairway has been removed. The room to the east where the old kitchen was is now a bedroom with a door added in place of the south window.

B. Historical Context:

Buildings # 117, # 119, and # 121 are all red brick duplexes erected in 1889 for non-commissioned staff officers. Capt. George E. Pond, Quartermaster, oversaw their erection, and authored the plans for the layout of the new structures built after the post became a school for the cavalry and light-artillery forces in 1886. The versatile Pond, after serving in the 21st Connecticut Infantry, attended West Point where he graduated with honors in 1872. He came to Fort Riley in 1885 and quickly became in charge of the new construction, (Junction City Union, June 4, 1887). Besides authoring plans for the lay-out of the fort in 1890, he also designed the fort's waterworks, roads, a sewage system, and a steel bridge across the Republican River. ("The Cavalry Post at Fort Riley," p. 118). Pond also made frequent trips to Washington where he presented "his plans for Fort Riley" which Congress "heartily approved," (Junction City Union, Nov. 19, 1887).

PART II: ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Building # 117, along with its twins, # 119 and # 121, were the forts only brick duplexes built in 1889. They were erected specifically to house non-commissioned staff officers, and have a unique double facade design with a combination hip and gable roof that has four gable ends. They were the first buildings constructed in the area west of the main post (See HABS photos # KS-54-K-1 & 3).
2. Condition of the fabric: Building # 117 is in excellent condition with no major exterior alterations except for a new roof and new chimneys (date unknown). The limestone sills, however, appear to be crumbling on both the first and second story facades.

B. Description of Exterior:

1. Overall dimensions: Building # 117 is nearly a square (34'7" x 32'4") duplex, two stories tall with a basement. Its two facades are three bays wide and its side elevations are two bays wide.
2. Foundation: Building # 117 has a rock-face ashlar limestone foundation that varies in height from eleven courses on the east to four courses on the west, with a slightly protruding belt course. The foundation blocks are eighteen inches thick and rest on a thirty-six inch base of an unknown material (See HABS photo # KS-54-K-4).
3. Walls: The walls of Building # 117 are red brick in a running bond with no ornamentation.
4. Structural system and framing: Ten inch wide load-bearing brick walls support all floor beams and partition walls. The wooden ceiling and floor beams are 2" x 8" and the roof beams are 2" x 6".
5. Porches: On both facades there is a square entry porch with a shed roof. It has two squared beveled posts and a squared balustrade with a rounded top rail. In the corners of the posts are simple curved wooden brackets. On either side of the porch, in the triangular space between the ceiling and roof there are wooden shingles. The tongue and groove wooden horizontal board floor rests on rock-face limestone piers and has wooden steps. The entire porch is screened-in and there is a wooden screen door that opens towards the west (See HABS photo # KS-54-K-2).
6. Chimneys: There are two interior brick chimneys located in the center of Building # 117's east to west dividing ridge. Old chimneys were corbelled, the new chimneys currently existing are plain.
7. Openings:
 - a. Doorways and doors: There is one main entrance and a basement entrance on each facade. The central main entrances have a segmental brick arch above a wood arch, with a single light transom and a modern two horizontal light wooden door with three horizontal panels below. The basement doorways, one under each of the main entrances, have rock-face limestone lintels and wooden doors with four lights above and three horizontal panels below.
 - a. Windows: On the north facade, the first and second-story windows are two over two sash with wooden arches and segmental

brick arch lintels above, and rock-faced limestone sills below. The two half story windows are two over two sash with no lintels but with rock-faced limestone sills. The full second-story window (west of the north entrance) is a two over two sash with a wooden arch and a segmental brick arch lintel above and a rock-faced limestone sill. The south facade has three nine over two light sash windows with the same lintels and sills, and the same half story windows as in the north facade. The east and west side elevations have two over two sash windows in the first and second stories and the same half-story windows as in the north. The west elevation's first and second story south windows are nine over two sash. The east side elevation's south basement windows are nine over two sash also. All have the same wooden and segmental brick arches and rock-faced limestone sills, except the half-story windows which have no wooden or brick arches but do have rock-faced limestone sills (See HABS photo # KS-54-K-4). There are no shutters on Building # 117.

8. Roof:

- a. Shape and covering: Building # 117 has a unique roof that is a combined gable and hip. The main roof over the center of the building is a hipped roof but at each of the four corners there is a cross gable. The covering is composition shingle. The original covering was slate.
- b. Cornice and eaves: Building # 117 has a plain wooden box cornice with a raking molding above a plain flat wooden frieze, and a wooden architrave molding below. The eaves overhang from the roof about one foot on all sides.

C. Description of Interior:

1. Floor plans: Building # 117 is entered through a central doorway into a small entrance hall (5'10' wide) with a stairway to the north. All the main rooms are about 12' x 16'. To the west is the living room; to the east is the kitchen (where formerly there was the dining room). The open main staircase leads to the second floor hall. Ahead is a full bath and to the west is the master bedroom, to the east is another bedroom. The bedrooms and the bathroom have slanted ceilings, following the sloping roof line. The basement is entered from the main stairway. The old south bathroom has been removed. To the east the old kitchen is now a bedroom (11' x 15') with an outside door to the south. To the west is a laundry room (11' x 15') with a door to the south.

2. Stairways: Building # 117 has a central, open U-shaped stairway that leads to the second floor and into the basement. The first flight has a two-step landing. The stairway has plain pine treads and a dark wood handrail with a thin turned balustrade. The rectangular newel posts, made of the same dark wood, are plain with a rounded edged top. The steps are about two and half feet wide. There is a baseboard (the same as in the living room) above the steps against the west wall (See HABS photo # KS-54-K-5).
3. Flooring: The floors throughout the house are pine with a clear varnish, laid sometime after World War II. There is linoleum flooring in the kitchen and bathroom.
4. Wall and ceiling finish: The walls and ceilings in Building # 117 are all plastered and painted white. There is no ornamentation. The west basement room has rubble limestone walls and a brick partition wall.
5. Openings:
 - a. Doorways and doors: All doors in Building # 117 have plain, four inch wide flat board moldings with no decorative trim. The front entrance has a three-paneled door with two lights above. All other downstairs doors have been removed. Upstairs, doorways for both rooms and the bathroom have post-World War II doors.
 - b. Windows: All windows in Building # 117 have very plain four inch flat board surrounds. They have narrow board sills with flat rectangular boards below. The windows in the second floor are low to the ground.
6. Decorative features and trim: Building # 117 has very plain baseboards in all rooms. These are flat, about five inch, boards with a narrow ovolo molding near the floor. There are two telephone niches. On the first floor the niche is in the east interior partition wall in the living room. On the second floor, it is located opposite the stair. There are no picture moldings and all fireplaces have been removed.
7. Hardware: Building # 117 has new brass hardware throughout the house, except for the front door which has pre-World War I plain brass knobs.
8. Mechanical equipment:
 - a. Heating: Building # 117 has its own boiler (National U.S. brand) which directs heat to each room through old

unornamented radiators. Steam heat was introduced to Fort Riley in 1889 when it was piped to each house from the steam heat plant, Building # 73, located on the main post's southeast side. Evidently, this central steam system was one of the largest of its kind in the country. It consisted of seven boilers and pump-room, served eighty-three buildings and consumed sixteen to twenty-five tons of coal per-day. Around the turn of the century individual boilers were placed in the buildings. ("The Cavalry Post at Fort Riley," pp. 118-119).

- b. Lighting: Electrical lights were introduced to Fort Riley in the early-1900s. (See Junction City Union, March 19, 1966; "Fort Riley in 1904," Clipping file, Kansas State Historical Society).

D. Site:

Building # 117 is located at the far west side of Fort Riley and is part of a group of seventeen residences for non-commissioned staff officers. These quarters are all situated around a grassy field that includes a tennis court. There are shade trees around the play area. The 1889 houses (Buildings # 117, # 119, and # 121) are located along the east side of the court and are part of the original proposed plan of six buildings seen on Pond's 1880's plan (see Supplemental Material # 6). Their east elevations look out over the road which passes below. The houses sit on a small raised ridge and their west elevations look onto the grassy court (See HABS photos #KS-54-K-1 and #KS-54-19). The seventeen buildings are all made of red brick and are grouped in a oval pattern. Surrounding Lower Brick Row on all sides is an undeveloped woodland area. Buildings # 117, # 119, and # 121 have two facades, one oriented north the other south. The other buildings besides # 117 have garages opened onto Lower Brick Row below their porches. Residents of Building # 117 park on the street beside their house.

PART III: SOURCES OF INFORMATION

- A. Architectural Drawings: See "Original Drawings and Construction" section for a complete description of available plans.
- B. Early Views:
 - 1. One 1898-1899 photograph showing Buildings # 117, # 119, # 121 Pennell Collection, Spencer Library, Kansas University.
 - 2. One undated photograph showing side view of either Building # 117, # 119, or # 121, Pennell Collection, Spencer Library, Kansas University.

C. Bibliography:

1. Primary sources:

- a. Junction City Union, on microfilm at the Junction City Public Library; bound copies are available at the Geary County Museum, Junction City.
- b. Clipping Files, Kansas State Historical Society, Topeka, Kansas.
- c. Engineer's Historical Record Book, Directorate of Engineering and Housing (DEH), Fort Riley, Kansas.

2. Secondary sources:

- a. Cyril M. Harris ed. Historic Architecture Sourcebook, New York, 1977.
- b. W.F. Pride, The History of Fort Riley, 1926.

Prepared by:

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D. Supplemental Material

1. Front Elevation and Basement

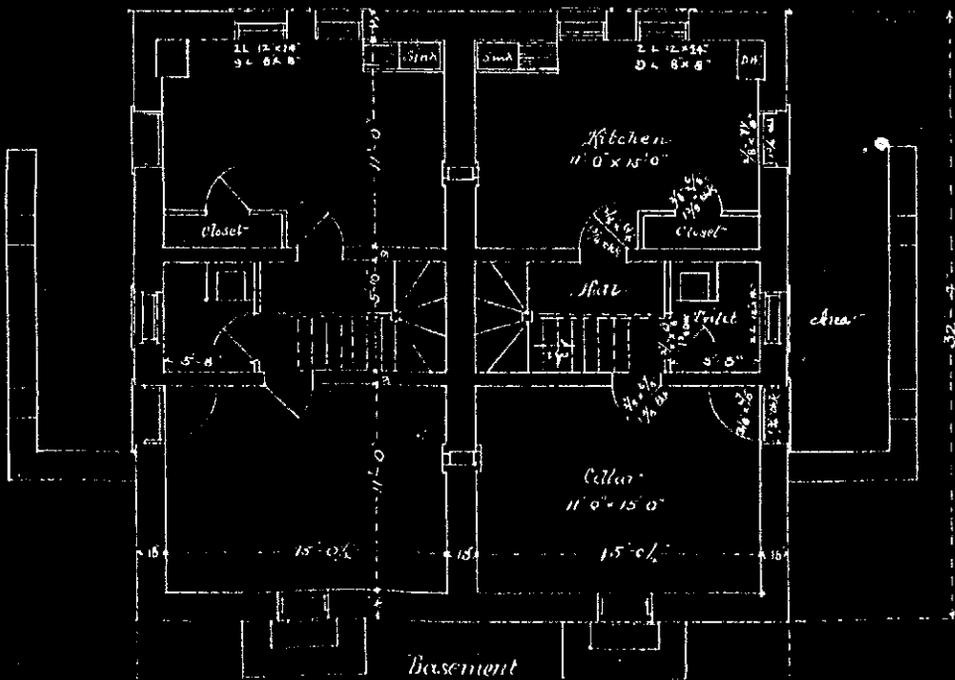


Front Elevation

Non-Commissioned Officers
at
Fort Riley, Kansas

Capt. Geo. E. Pond,
A.Q.M., U.S.A.

See



Basement

11-7

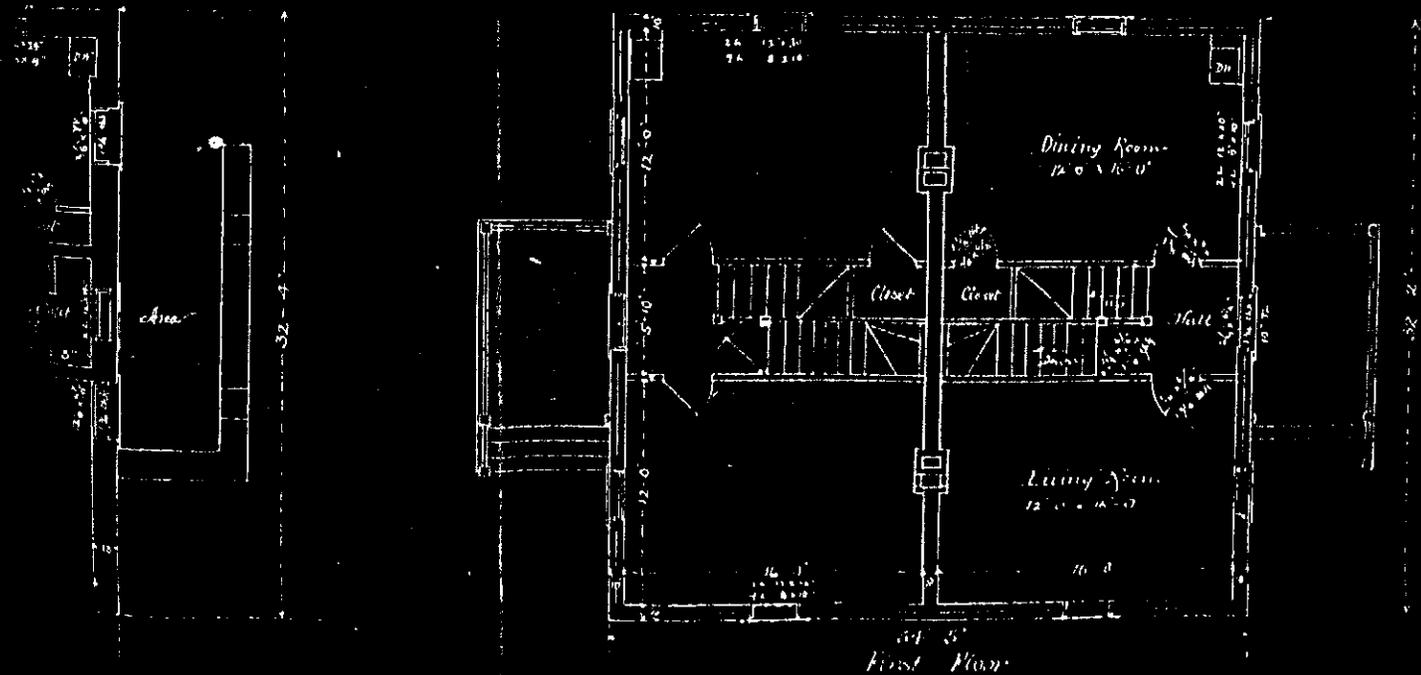
2. Side Elevation and First Floor



Non-Commissioned Officers Quarters
at
Fort Riley, Kansas

Capt. Geo. F. Burt,
AQM, U.S.A.

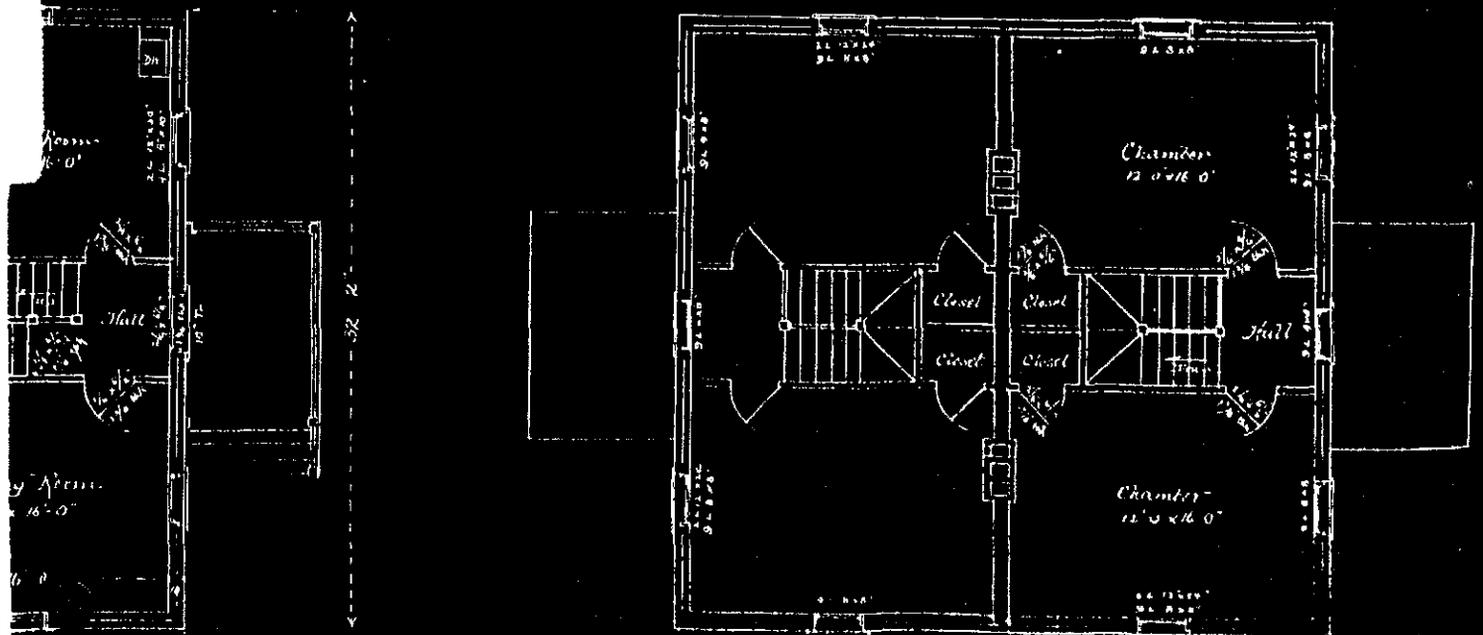
Scale 1/8" = 1'



3. Rear Elevation and Second Floor

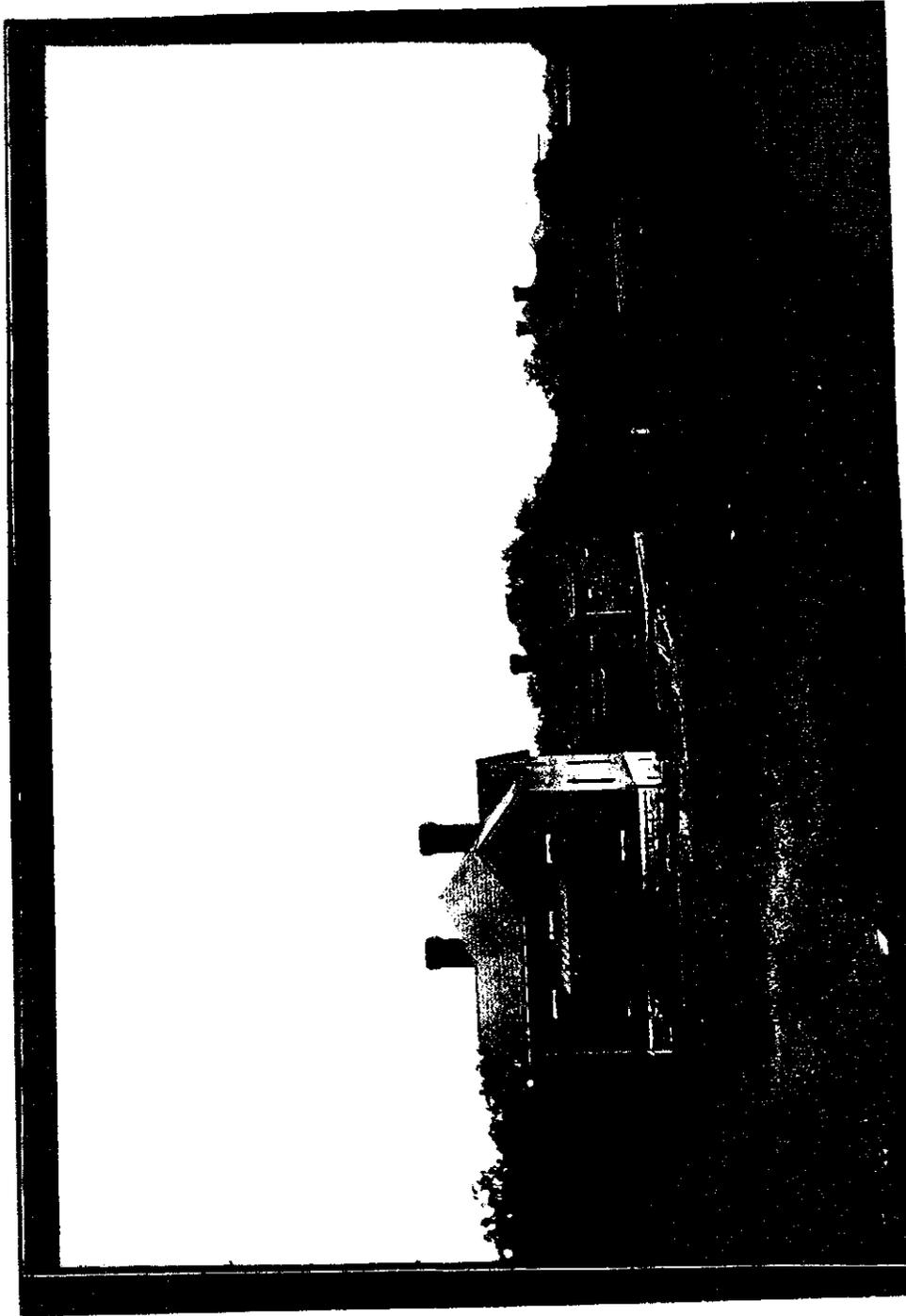


Rear Elevation



Second Floor

4. Pennell Photograph, Non-commissioned
Staff Quarters," 1898-99

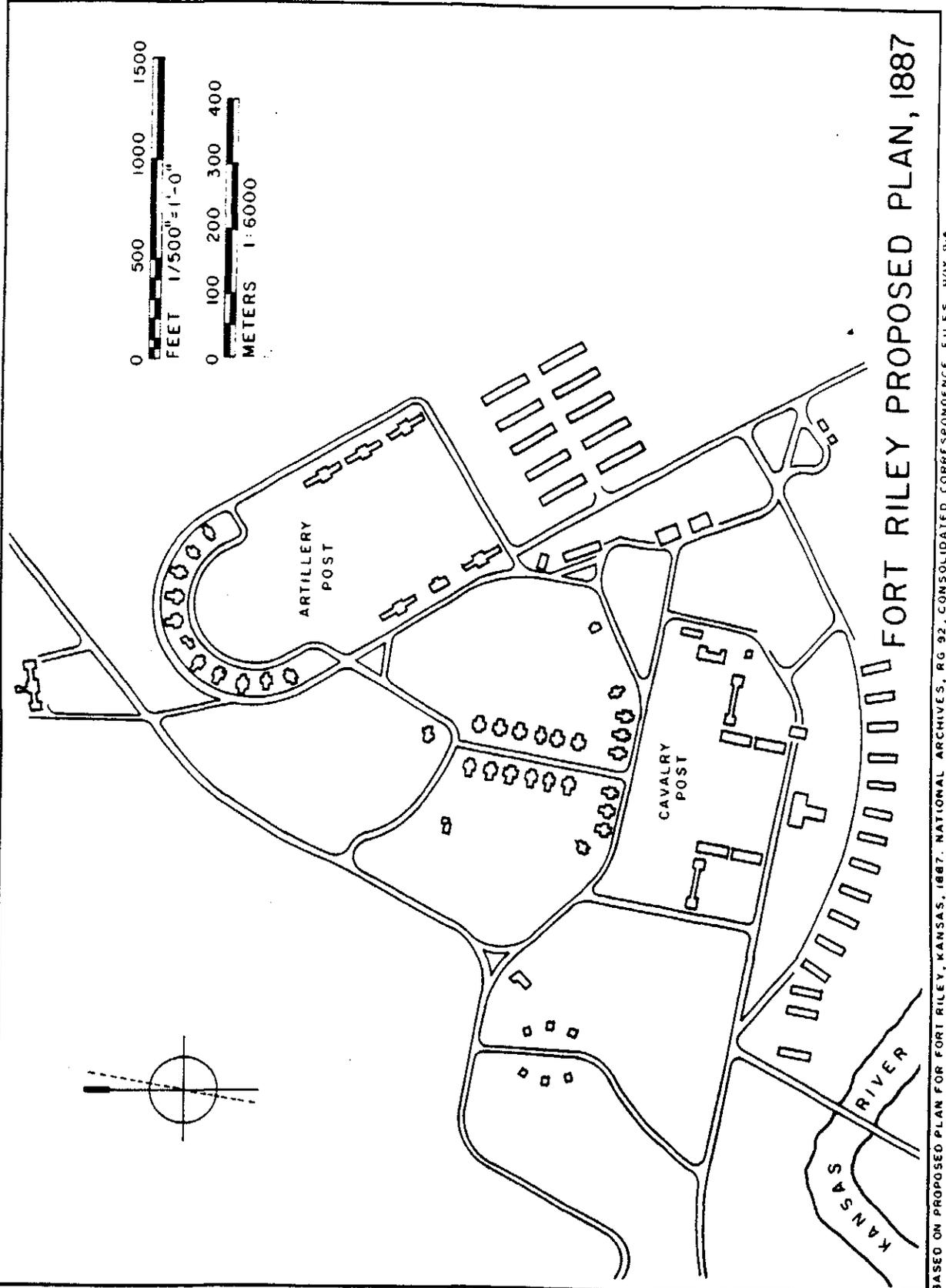


5. Penneil Photograph, "Officer's
House," 1895



6. Fort Riley, Proposed Plan, 1887

PROPOSED PLAN, 1887 AND SITE PLAN, 1985



BASED ON PROPOSED PLAN FOR FORT RILEY, KANSAS, 1887. NATIONAL ARCHIVES, RG 92, CONSOLIDATED CORRESPONDENCE FILES, BOX 915.

PART IV: PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey (HABS) of the National Park Service in agreement with the post commander of Fort Riley, Kansas, and the headquarter of the United States Army Corps of Engineers, Washington, D.C. The project was completed under the general supervision of Robert J. Kapsch, Chief of the HABS/HAER Division. Sally Kress Tompkins served as Program Coordinator and Robie S. Lange as Project Leader. The Field Supervisory was James A. Glass (historian, Cornell University). The project historians were Catherine Crawford (University of Maryland) and Joseph Rodriguez (University of California). Large format photography was conducted by Mike Whye. Documentation was prepared for transmittal to the library of Congress by Catherine Crawford..